137.0	0003	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	902,100	/	902,100
USE VALUE:	902,100	/	902,100
ASSESSED:	902,100	/	902,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	25 BRUNSWICK LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIBEIRO JOSE & MARIA -
Owner 2:	-
Street 1:	25 BRUNSWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .276 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2021, having primarily Copm. Clap Exterior and 3834 Square Feet, with 1 Unit, 2 Baths, 3 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12022.000	199,500		702,600	902,100
Total Card	0.276	199,500		702,600	902,100
Total Parcel	0.276	199,500		702,600	902,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 235.28 | /Parcel: 235.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88050

GIS Ref

GIS Ref

Insp Date 04/12/21

!10626!

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	199,500	0	12,022.	702,600	902,100		Year end	12/23/2021
2021	132	FV		0	4,532.	37,500	37,500		Year End Roll	12/10/2020
2020	132	FV		0	4,532.	37,500	37,500	37,500	Year End Roll	12/18/2019
2019	132	FV		0	4,532.	39,600	39,600	39,600	Year End Roll	1/3/2019
2018	132	FV		0	4,532.	29,200	29,200	29,200	Year End Roll	12/20/2017
2017	132	FV		0	4,532.	27,900	27,900	27,900	Year End Roll	1/3/2017
2016	132	FV		0	4,532.	25,900	25,900	25,900	Year End	1/4/2016
2015	132	FV		0	4,532.	21,700	21,700	21,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:03:30

LAST REV

Date	Time
07/14/21	15:15:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10626

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIBEIRO JOSE &	74782-314	1	5/29/2020	Mult Lots	1,100,000	No	No		
SAKOIAN ALBERT	14115-198		10/1/1980	Mult Lots	99,000	No	No		N

USER DEFINED

Prior Id # 1:	88050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	106	New Buil	600,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2021	Measured	DGM	D Mann
11/5/1999	Vacant Lot	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12022		Sq. Ft.	Site		0	90.	0.65	10									702,595						702,600	

Total AC/HA:	0.27599	Total SF/SM:	12022	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 702,595	Spl Credit	Total: 702,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2021	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	3	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	80.	%
Override:			%
	Total:	80.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02446508
Const Adj.:	0.96990705
Adj $ / SQ:	124.204
Other Features:	128844
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1007417
Depreciation:	807948
Depreciated Total:	199469

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

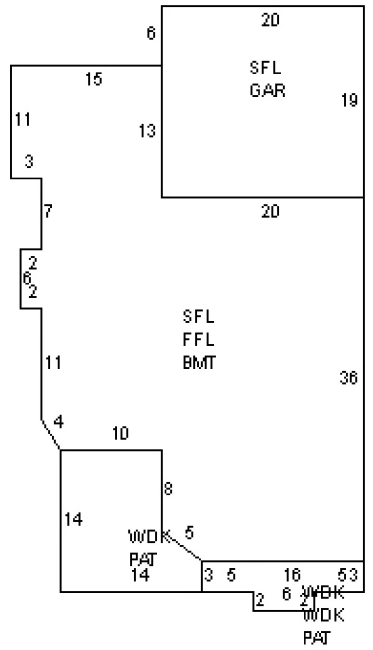
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	14	4	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,592	124.200	197,734
BMT	Basement	1,212	66.560	80,668
FFL	First Floor	1,212	124.200	150,536
GAR	Garage	380	20.930	7,953
WDK	Deck	278	9.310	2,588
PAT	Patio	218	3.850	839

Net Sketched Area:	4,892			Total:	440,318
Size Ad	2804	Gross Area	4892	FinArea	3834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	85	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	219.84
Special Features:	0	Val/Su Net:	40.78
Final Total:	199500	Val/Su SzAd	71.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

137.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	